

EST.  1993

# JENNIE JONES

ESTATE AGENTS



**53 Warren Avenue, Saxmundham, Suffolk IP17 1GF**

**GUIDE PRICE**

**£195,000**

## **SUMMARY OF THE ACCOMMODATION**

**ENTRANCE LOBBY; FIRST FLOOR LANDING; OPEN PLAN SITTING, DINING & KITCHEN;  
MASTER BEDROOM WITH EN-SUITE SHOWER ROOM; BEDROOM 2; BATHROOM; GARAGE.**

**THE PROPERTY** This stand alone first floor apartment occupies a cul de sac location and is conveniently located for access to the popular and sought after market town of Saxmundham. The apartment is presented in good contemporary decorative order and offers light and airy accommodation with a good level of storage cupboards, seemingly ideal as a first time buy or as an investment and benefitting from gas fired central heating and sealed unit double glazing. To appreciate this excellent property earliest viewing is strongly recommended.

The front door gives access to the entrance lobby with stairs up to the first floor landing with two useful built in storage cupboards. The open plan living room/kitchen is an excellent room for day to day living. It has double aspect windows and a well appointed kitchen area with a range of fitted floor, drawer and wall cupboards with worksurface having stainless steel one and a half bowl sink inset with tiled splashbacks, a gas hob with cooker hood over, built in oven, space for washing machine and dishwasher and space for fridge/freezer.

The master bedroom, a good double has an en-suite shower room with tiled shower cubicle with glazed door, pedestal wash basin and close coupled WC. Bedroom 2, also capable of taking a double has a built in cupboard and there is a separate bathroom with panelled bath, shower mixer tap, pedestal washbasin and close coupled WC, cupboard housing gas fired boiler for central heating and hot water. The apartment has a lockable single garage underneath.

**LOCATION:** Saxmundham offers an excellent range of local amenities including a Waitrose and Tesco supermarket, a Primary School and recently opened Free School. There is a vibrant High Street and a Wednesday market together with art galleries, pubs and restaurants. The attractions of the Suffolk Heritage Coast lie within convenient reach by car and include the world famous Snape Maltings Concert Hall which is home to the internationally renowned Aldeburgh Festival. The seaside towns of Aldeburgh and Southwold lie within convenient reach by car and other attractions include nature reserves at Minsmere, Havergate Island and Shingle Street, ancient castles at Framlingham and Orford and golf courses at Aldeburgh, Thorpeness, Halesworth and Hinton. The railway station at Saxmundham provides a regular service to London (Liverpool Street) via Ipswich.

**LOCAL AUTHORITY**

East Suffolk District Council, Council Offices,  
East Suffolk House, Station Road, Melton,  
Woodbridge, IP12 1RT  
Tel: 01394 383789

**COUNCIL TAX BAND: = B**

**SERVICES:**

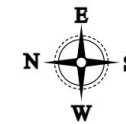
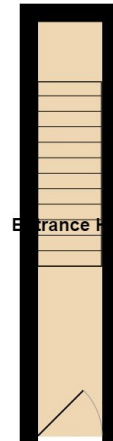
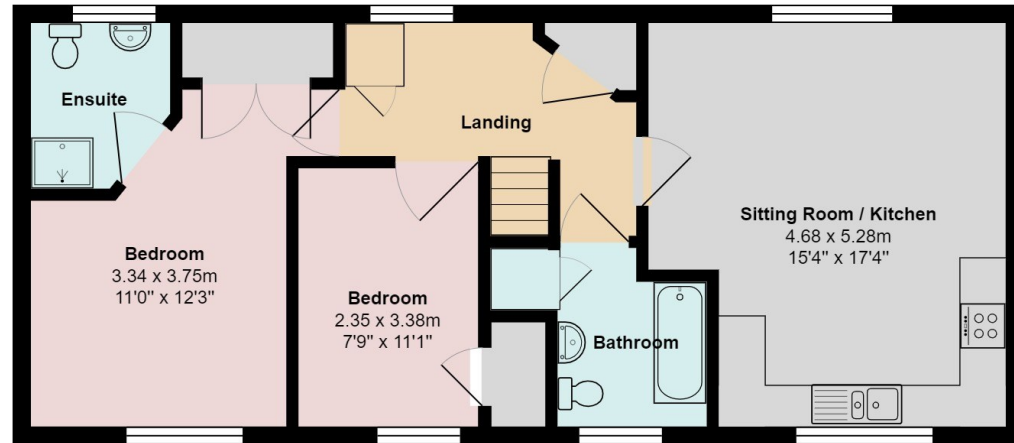
Mains gas, electricity, drainage and water are available to the property. Central heating is provided by a gas fired boiler located in a cupboard in the bathroom with radiators throughout the property.

**TENURE::** Leasehold

**VIEWING**

By appointment through Jennie Jones Estate Agents:  
**SAXMUNDHAM** (01728) 605511.  
email: [saxmundham@jennie-jones.com](mailto:saxmundham@jennie-jones.com)

**EPC RATING: = C**



Items depicted in the photographs are not included in the sale unless otherwise mentioned. Measurements and details are for guidance purposes only and their accuracy is not guaranteed and should be checked by an intending purchaser. No services or systems have been checked by this office and intending purchasers must rely on their own enquiries as to their current condition. In order to show as much of the property as possible some photos may have been taken using a wide angle lens.









